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TAGS: [ECON](#) [ENV](#) [ETRD](#) [PGOV](#) [AE](#)
SUBJECT: DUBAI MEGA-PROJECTS PART 2: THE OTHER 90% OF SHEIKH MOHAMMED'S VISION

REF: A. DUBAI 271 (MEGA-PROJECTS, PART 1), B. DUBAI 249 (SECTransPORTATION VISIT), C. DUBAI 101 (ELECTRICITY CONCERNS)

[1](#)1. (U) Summary. Taking as gospel Dubai Ruler Sh. Mohammed bin Rashid al Maktoum's oft quoted line, "what you see is only 10 percent of my visi
[1](#)2. (U) With coastline reclamation opportunities virtually exhausted (reftel A), MBR plans to transform desert sand into water-front property t
The "new" canal networks

[1](#)3. (U) While historically Dubai's commerce and growth centered on the Dubai Creek, in recent years the Creek lost some of its importance due t
neighborhood) and eventually empty back into the Arabian Gulf. The extension is planned to feed an intricate series of canals running through
[1](#)4. (U) The Arabian Canal, a second major waterway, is expected to add 75 kilometers of waterfront property. The canal, being developed by anot
[1](#)5. (U) The newest addition to inland canal building is the yet to be announced (but highly speculated on in the press) Jumeirah Garden City (J
allowances) and homes and business have been tagged for demolition later this year. As it is yet to be officially announced, little more is kn
Developments with water-front views

[1](#)6. (U) In 2003 on the eastern bank of the existing Dubai Creek, the private Al Futtaim Group began development of the \$15 billion Dubai Festiv
[1](#)7. (U) Bringing land reclamation inland, seven islands will be created in a an expanded area of the Creak, forming The Lagoons. Targeted for
[1](#)8. (U) Along the Creek extension, Dubai Properties (another Dubai Holding subsidiary) is constructing Dubai's newest central business district
Burj Dubai, the world's tallest building

[1](#)9. (U) The still under construction Burj Dubai ("Dubai Tower") is already taller than the world's tallest finished building (Taipei 101) and i
The world's longest bridge

[1](#)10. (U) The limited number of Dubai Creek crossing points substantially contributes to Dubai traffic woes; two new bridges and a temporary flc
And the world's biggest airport and logistics center

[1](#)11. (U) Providing strategically important infrastructure for Dubai's future growth in tourism, commerce and trade, the \$33 billion Dubai World
[1](#)12. (U) At the heart of Dubai World Central development is the colossal Al Maktoum International Airport - which eventually may include six pe
[1](#)13. (U) While work progresses on the new Al Maktoum airport, there is also large-scale expansion at the current Dubai International Airport (I
[1](#)14. (U) Adjacent to the Dubai World Central Project is a separate, yet complimentary mega-development focused on industry, Dubai Industrial Ci
A lot of amusement parks

[1](#)15. (U) Underscoring Dubai's commitment to growing the tourist sector (the current plan is 10 million tourists annually by 2010; tourism alres
world) and will include up to 45 mega-projects and 200 sub-projects. The \$20 billion Tatweer (a Dubai Holding subsidiary) venture is expected
[1](#)16. (U) Within the DubaiLand framework falls perhaps the most bizarre project to date (following the demise of Dubai's planned underwater hote
And a little bit of culture

[1](#)17. (U) Finally recognizing not everyone wants to ride the roller-coasters, loll on the beach, or shop till they drop, Dubai just announced th
Making it all work

[1](#)18. (U) While virtually every month Dubai announces a new iconic mega-project, some of the most important, and most ambitious, projects are al
Roads, Subways and Trolleys

[1](#)19. Acknowledging the exponentially increasing headaches of transportation in the city (some figures cite 25 percent annual growth rate in tra
[1](#)20. (SBU) Connecting local shopping and residential areas to the Red Metro line, the RTA is also developing a 15 kilometer tram network that
Keeping the lights on

[1](#)21. (SBU) While to date brown-outs in Dubai have been infrequent and short-lived, the Dubai Electricity and Water Authority
(DEWA) is operating at close to capacity. DEWA recently awarded six contracts totaling \$3.3 billion for water and electricity generation proje
COMMENT

[1](#)22. (SBU) Dubai has grown (very successfully) over the last several years under the "Field of Dreams" development theory:
"if you build it, they will come"-- as illustrated by the many mega-projects already completed and fully sold out. Whether this approach can c
The current mega-projects noted above and in Part One (reftel A) have generally been pushed forward without the reams of studies (or zoning and
While sometimes an advantage (the Metro project), this approach has its risks - as illustrated by The World and the Palm Deira - both have requ
[1](#)23. (SBU) Whether all of these projects will actually be completed as envisioned and generate the anticipated returns is a popular source of s
End Comment.
UNRUH